

**City of Palm Desert**

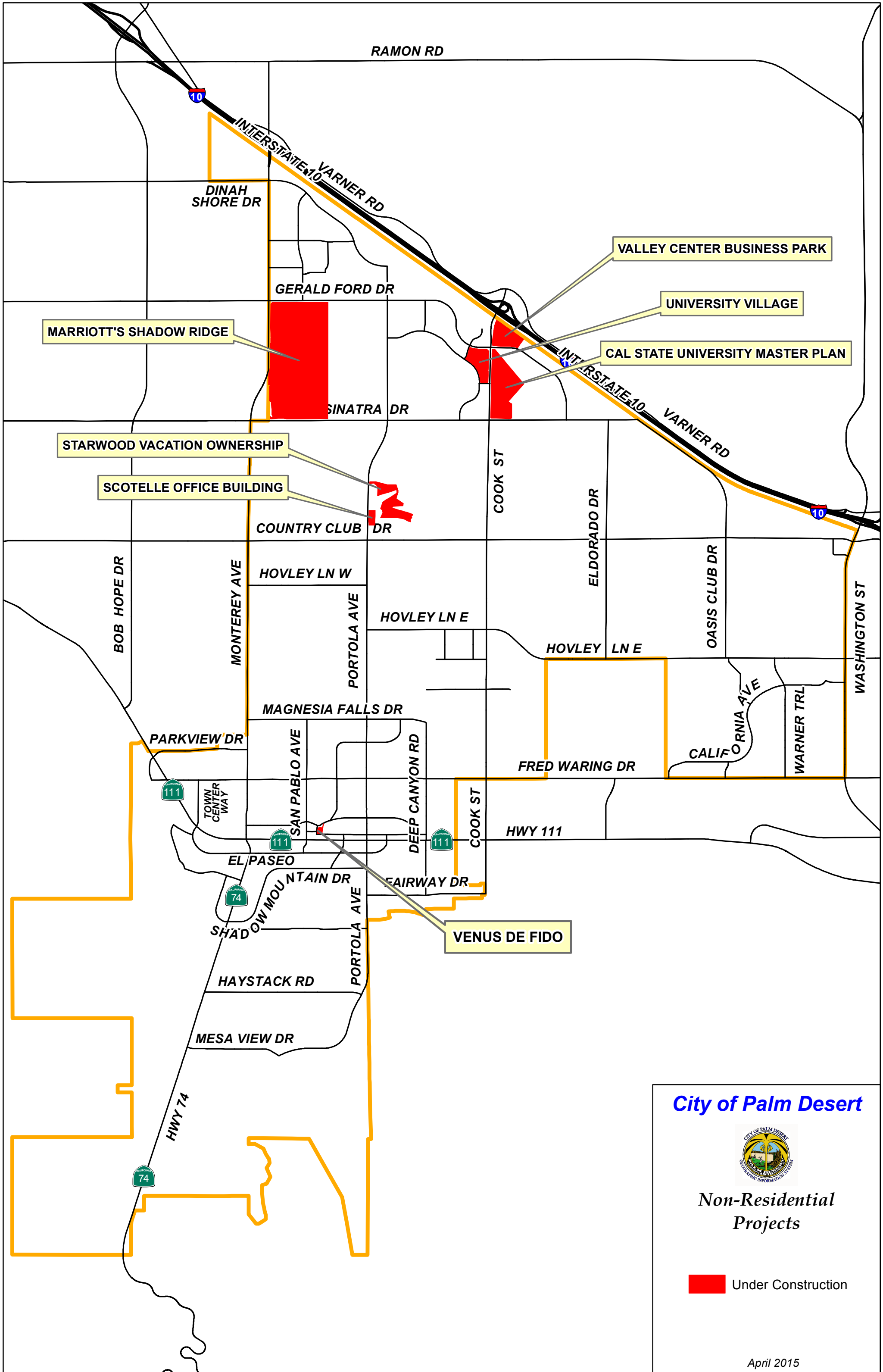


**Non-Residential  
Projects**

 Approved

## Non-Residential Approved Project List - April 2015

APPLICANT(S)	CASE NUMBER(S)	LOCATION	PROJECT NAME AND DESCRIPTION	APPROVAL DATE(S)	EXPIRATION DATE
GERALD FORD BUSINESS PARK, LLC. 74-399 Hwy 111, Suite M Palm Desert, CA 92260 (760) 340-1515	CZ 06-05 PP/CUP 06-03 TPM 34437	75-300 Gerald Ford Drive (APN 653-410-022)	GERALD FORD BUSINESS PARK: A 100,500 square foot mixed use retail/office center with a two-story parking structure, including one 4,500 square foot bank, four retail/restaurant spaces totaling 16,000 square feet, 2 two-story office/retail buildings totaling 62,000 square feet.	8/1/2006	8/24/2017
PATRICK YANG, JWDA 529 East Valley Blvd, Suite 228-A San Gabriel, CA, 91776 (626) 288-9199	PP 06-18, CUP 06-15	75-144 Gerald Ford Drive (APNs 653-690-076, 653-690-077)	CANDLEWOOD SUITES: 88-room hotel with a height of 52 feet, and an associated restaurant pad.	11/1/2007	8/14/2014
PREST VUKSIC ARCHITECTS, 44-530 San Pablo Ave Palm Desert, CA, 92260 (760) 779-5393	PP07-07	44-450 Monterey Avenue (APN 627-033-002)	DELIO OFFICE BUILDING: A 17,600 square foot professional office building.	12/1/2008	12/4/2015
BILL LANG / COMMERCE REALTY 149 Palos Verdes Blvd, Redondo Beach, CA 90277 (310) 373-2797	PP 07-14	73-547 – 613 Hwy 111, 45-051 Larkspur Lane, and 73-540 – 580 El Paseo (APN 627-211-022)	JENSEN'S: Remodel and addition to the existing Jensen's Shopping Center totaling 76,195 square feet.	4/1/2008	5/7/2014
CITY OF PALM DESERT	DA 07-02 PP 07-11	45-400 Larkspur Lane (APNs 627-262-008 and 627-262-011)	LARKSPUR HOTEL: A three-story 106 room boutique hotel and a two-story 16 three-bedroom condominium units.	6/1/2008	6/10/2018
EL PASEO LAND COMPANY, LLC. 662 Davis St, Suite 200 Evanston, IL 60201 (847) 425-4004	PP 07-10 CUP 07-18 DA 07-03/04	73-547 El Paseo (APN 627-211-022)	GARDENS ON EL PASEO: A 27,000 sq ft addition to the existing Saks 5 <sup>th</sup> Avenue at the existing Gardens on El Paseo.	6/1/2009	6/1/2014
EP-Monterey, LLC Friedman Equities, LLC 800 Third Avenue 15th Floor New York, NY 10022 Attn: Peter Friedman	DA/PP/CUP 09-507 VTTM 36284	45-640 HIGHWAY 74 (APNs 627-281-011, 627-281-014, 627-281-013, 627-281-015, 627-281-017, 627-281-018)	ROSEWOOD HOTEL: 82-Room Hotel and 59-Unit Residential Condominium project with ancillary uses and amenities on a 4.97 +/- acre site.	10/13/2011	10/13/2021 with possible extensions
PREST-VUKSIC ARCHITECTS 44-530 San Pablo Avenue, #200, Palm Desert, California 92260 (760) 779-5393	PP 14-25	74-764 Technology Drive (APN 694-190-061)	Notice of Exemption of Environmental Impact, a new four-story 108-room Fairfield Inn & Suites Marriott Hotel, and a future restaurant building pad.	4/15/2014	4/15/2016
AT&T MOBILITY 1265 N. Van Buren Street, Anaheim, California 92807 (714) 267-3628)	CUP 14-121	74-200 Country Club Drive	Conditional Use Permit to install telecommunication antennas and equipment, and a Notice of Exemption for building modifications to remove an existing 40-foot tall spire and construct a 40-foot tall cupola in its place to screen the antennas at the Palm Desert Oasis Seventh-Day Adventist Church.	8/19/2014	8/19/2016
The Hope Lutheran Church of Palm Desert, 45-900 Portola Avenue, Palm Desert, California 92260	PP 13-270	45-900 Portola Avenue	A Categorical Exemption and a Precise Plan to construct an 11,000-square-foot fellowship hall, expand the existing parking lot, and make landscape improvements at the Hope Lutheran Church of Palm Desert.	12/16/2014	12/16/2015
Verizon Wireless, 15505 Sand Canyon Avenue Bldg. D Irvine, California	CUP 14-139	72-850 El Paseo	Conditional Use Permit to install a telecommunication tower and equipment shelter at the Palms to Pines Shopping Center.	1/20/2015	1/20/2016
PD 80 T & S, LLC, 38 Clancy Lane South, Rancho Mirage, California 92270; and Palm Desert University Gateway, LLC, 38 Clancy Lane South, Rancho Mirage, California 92270	DA/GPA/CZ/EA 14-332 TPM 36792 TTM 36793	152 acres north of Gerald Ford Drive, south of Pacific Union Railroad, east of Portola Avenue and west of Technology Drive	Mitigated Negative Declaration of Environmental Impact, a Development Agreement, a Specific Plan, a General Plan Amendment and a Change of Zone to establish land use designations, a Tentative Parcel Map to establish nine (9) parcels within the Specific Plan Area, and a Tentative Tract Map to subdivide 38+ acres into 166 single-family home lots, located on 152 acres north of Gerald Ford Drive, south of Pacific Union Railroad, east of Portola Avenue and west of Technology Drive.	3/26/2016	4/26/2036 (20 year DA)
Verizon Wireless 15505 Sand Canyon Avenue, Building D. First Floor Irvine, CA 92618	CUP 14-209	40-004 Cook Street	Notice of Exemption in accordance with CEQA; and consideration of a Conditional Use Permit to install a new 48-foot tall Verizon Telecommunication tower.	4/7/2015	4/7/2016



RAMON RD

DINAH SHORE DR

GERALD FORD DR

VALLEY CENTER BUSINESS PARK

UNIVERSITY VILLAGE

MARRIOTT'S SHADOW RIDGE

CAL STATE UNIVERSITY MASTER PLAN

SINATRA DR

STARWOOD VACATION OWNERSHIP

SCOTELLE OFFICE BUILDING

COUNTRY CLUB DR

COOK ST

ELDORADO DR

BOB HOPE DR

MONTEREY AVE

HOVLEY LN W

HOVLEY LN E

HOVLEY LN E

OASIS CLUB DR

PORTOLA AVE

MAGNESIA FALLS DR

PARKVIEW DR

SAN PABLO AVE

DEEP CANYON RD

FRED WARING DR

CALIFORNIA AVE

WARNER TRL

WASHINGTON ST

111

111

111

HWY 111

EL PASEO

SHADOW MOUNTAIN DR

FAIRWAY DR

VENUS DE FIDO

HAYSTACK RD

MESA VIEW DR

PORTOLA AVE

HWY 74

74

**City of Palm Desert**



**Non-Residential Projects**

Under Construction

## Non-Residential Under Construction Project List - April 2015

April

APPLICANT(S)	CASE NUMBER(S)	LOCATION	PROJECT NAME AND DESCRIPTION
CAL STATE UNIVERSITY / UNIVERSITY OF RIVERSIDE CAMPUS Peter Wilson (760) 341-2883	N/A	37-300 Cook Street	CAL STATE UNIVERSITY MASTER PLAN: Development of a Cal State San Bernadino Extension Campus and University of Riverside Extension Campus
MARRIOTT OWNERSHIP RESORT INC., 6649 Westwood Blvd, #500, Orlando, FL, 32809-6090	PP/CUP 98-5 TT 28818	36-750 Monterey Avenue	MARRIOTT'S SHADOW RIDGE: Construction of 999 timeshare and an 18-hole golf course.
RICK EVANS, 74-000 Country Club Dr Suite H2, Palm Desert, CA 92660. (760) 773-9832	C/Z 03-10 PP 03-11 TPM 31515 DA 03-03 PP 04-04	37-001 Cook Street (APN 634-040-001)	UNIVERSITY VILLAGE: Construction of 111,800 sq ft. Retail, 3-story 140-room Hotel, 122,000 sq ft single-story garden office complex Approved 04/04.
SCOTELLE DEVELOPMENT, LLC. 72-624 El Paseo, Suite B4, Palm Desert, CA, 92260	PP 03-19	39-800 - 39-830 Portola Avenue (APNs 620-430-030 through 620-430-036)	SCOTELLE OFFICE BUILDING: Construction of Five (5) office buildings totaling 53,662 gross sq ft. One (1) building remains to be built.
HOLT ARCHITECTS 41-555 Cook Street, Suite 1-100, Palm Desert, CA, 92211. (760) 946-9248	PP 04-05, TPM 31563, DA 97-2 Addendum #3	Northeast Corner of Cook Street and Gerald Ford Drive (APNs 653-410-023 thru -025 and APN's 653-690-015, -016 and -019)	VALLEY CENTER BUSINESS PARK: Five (5) two-story buildings totaling 166,000 sq ft on 10.56 acres. Approved 4/04.
STARWOOD / WVC RANCHO MIRAGE, INC. 8801 Vistana Centre Drive, Suite 140 Orlando, FL 32821 (407) 239-3160	DA 06-03 PP/CUP 06-17 TT 35426	39-500 Portola Avenue	STARWOOD VACATION OWNERSHIP: Construction of 300 time share lock-off units and a 40,000 square foot clubhouse with amenities
PREST-VUKSIC ARCHITECTS 44-530 San Pablo Avenue, Suite 200, Palm Desert, California 92260 (760) 779-5393	PP/CUP 13-358	73-600 Alessandro Drive	VENUS DE FIDO: Precise Plan and Conditional Use Permit for a health and fitness spa for pets and their owners. The project project includes site and landscape improvements, and a 6,888-square-foot building addition with new architectural elements for an existing building.